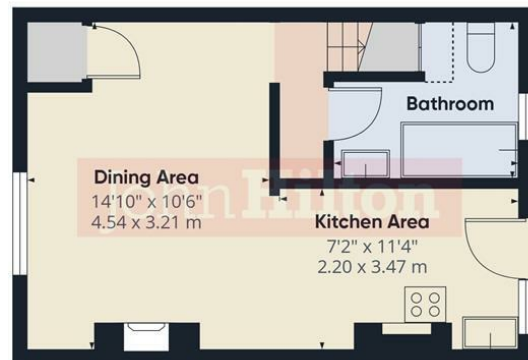


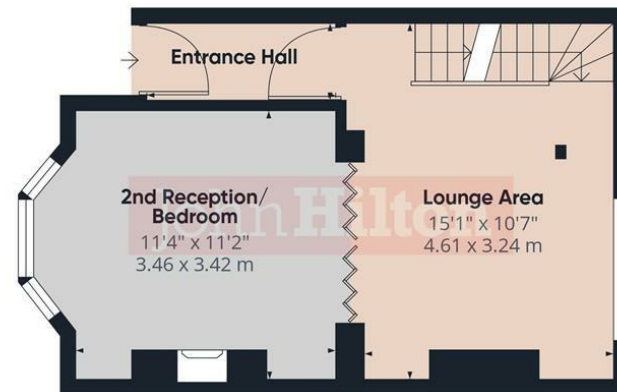
# JohnHilton

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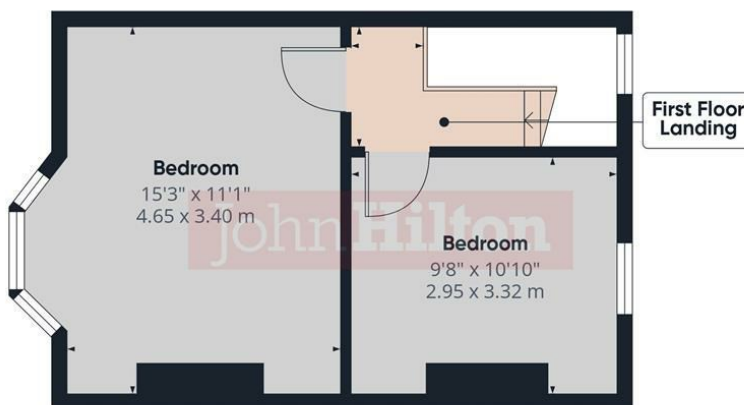
Est 1972



Floor -1



Ground Floor



Floor 1



Total Area Approx 911.00 sq ft

75 Upper Lewes Road, Brighton, BN2 3FF

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

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## 75 Upper Lewes Road Brighton, BN2 3FF

### Approach

Steps up to covered entrance with front door with window over.

### Entrance Hall (Ground Floor)

Radiator and wood block flooring extending through to:

### Lounge Area

4.61m x 3.24m (15'1" x 10'7")  
Double glazed window to rear and stairs descending to lower ground floor, further large double glazed picture window overlooking rear garden with radiator under, wood block flooring extending through bi-fold doors to:

### 2nd Reception/Bedroom

3.46m x 3.42m (11'4" x 11'2")  
Single glazed timber framed sash bay window to front with three radiators under, fireplace, wood block flooring.

### First Floor Landing

Double glazed window to rear, hatch offering access to loft space.

### Bedroom

4.65m x 3.40m (15'3" x 11'1")  
Single glazed timber framed bay window to front offering open outlook onto Round Hill Crescent, radiator, exposed timber floorboards.

### Bedroom

2.95m x 3.32m (9'8" x 10'10")  
Double glazed window to rear offering open outlook over rooftops towards Brighton, with radiator under and wood flooring.

### LOWER GROUND FLOOR:

### Bathroom

White suite comprising bath with shower over, pedestal wash basin and low-level WC. Wall-mounted bathroom cabinet, heated towel rail, tiled floor, tiled walls and obscure glazed window to rear.

### Dining Area

4.54m x 3.21m (14'10" x 10'6")  
Built-in cupboard housing gas meter and opening through to previous coal hole, single glazed timber framed window to front opening onto light well, radiator and ceramic tiled floor extending through to:

### Kitchen Area

2.20m x 3.47m (7'2" x 11'4")  
Fitted kitchen comprising matching wall and base units with breakfast bar area, work surfaces extend to include stainless steel sink with mixer tap and drainer, space and plumbing for washing machine and under-counter fridge, space and plumbing for gas cooker set into tiled chimney recess, wall-mounted 'Worcester' combination boiler, ceramic tiled floor, and back door with window to side opening onto rear garden.

### Rear Garden

Wall enclosed to all sides, crazy paved patio area with step up to area laid with soil, mature conifer and apple tree, outside water tap.



\*\*\* NO ONWARD CHAIN \*\*\*

Boasting a convenient central location, nestled between Lewes Road and Round Hill Conservation Area, this three-storey bay-fronted Victorian townhouse offers the perfect potential for its new owner to make their own mark. Internally, accommodation is of really good proportion and comprises a wonderful dual aspect lounge/second reception which enjoys a great sense of natural daylight and an elevated outlook over the rear garden. To the first floor there are two comfortable double bedrooms and to the lower ground floor there is the family bathroom and a spacious kitchen/dining room which connects to the rear garden. The property has most recently been used as three bedrooms by dividing the lounge in half using the existing bi-fold doors. To the rear there is a good size, level access, enclosed garden. Well connected for nearby regular bus services and within easy walking distance of Brighton mainline railway station alongside a Sainsbury's, Aldi and all the amenities which Lewes Road and London Road have to offer.

- NO ONWARD CHAIN
- Convenient Central Location
- Requiring Renovation
- Two / Three Bedrooms
- Bay-Fronted
- Victorian Townhouse
- Three-Storey
- Dual Aspect Lounge/2nd Reception
- Spacious Kitchen/Dining Room
- Good Size Enclosed Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	60	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax  
Band: C